

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1011/12 QUEENS ROAD MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

712/12 QUEENS ROAD MELBOURNE VIC 3004	\$590,000	11-May-23
411/35 ALBERT ROAD MELBOURNE VIC 3004	\$560,000	21-Mar-23
815/35 ALBERT ROAD MELBOURNE VIC 3004	\$570,000	22-May-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 August 2023

**712/12 QUEENS ROAD  
MELBOURNE VIC 3004**

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Sold Price **\$590,000** Sold Date **11-May-23**Distance **0km****411/35 ALBERT ROAD MELBOURNE  
VIC 3004**

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Sold Price **\$560,000** Sold Date **21-Mar-23**Distance **0.48km****815/35 ALBERT ROAD  
MELBOURNE VIC 3004**

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Sold Price <sup>RS</sup> **\$570,000** Sold Date **22-May-23**Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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